



COMMITTEE of the WHOLE

CITY COUNCIL

MINUTES
May 5, 2008
5:00 P.M.
Council Office

COUNCIL MEMBERS PRESENT:

M. Baez, D. Sterner, M. Goodman-Hinnershitz, S. Fuhs, S. Marmarou, V. Spencer, J. Waltman,

OTHERS IN ATTENDANCE:

S. Katzenmoyer, W. Bealer, A. Miller, L. Kelleher, R. Hottenstein, A. Shuman, C. Younger

Vaughn Spencer, President of Council, called the Committee of the Whole meeting to order at 5:00 p.m.

I. Rezoning of outlet area from RO (Residential Outlet) to CN (Commercial Neighborhood)

Mr. Bealer reported on the problems that Mr. Shuman has in bringing projects to the area because of the parking requirements in the RO zone. The Planning Commission has discussed this change and has their support.

Mr. Miller noted that this zone is now obsolete since the closing of the retail outlets. He is concerned that this commercial neighborhood zone may detract from other similar zones in the City. He noted this will allow for a mixed use which will have business on the first floor and residential in the upper floors. This zone would be similar to an R-3 zone.

Mr. Waltman questioned Mr. Shuman if this would only apply to the large outlet buildings. Mr. Shuman suggested the entire zone be amended.

Mr. Waltman questioned if it was bad to have pockets of commercial neighborhood zones throughout the City. Mr. Miller noted that it was not but he is concerned that the population will not sustain the businesses.

Ms. Goodman-Hinnershitz questioned if parking restrictions would still apply in a commercial neighborhood zone. Mr. Miller stated that they would.

Mr. Shuman reported that his company is building a small building on one of the large parking lots. He noted that there will be plenty of parking available. He noted how changing the zoning to commercial neighborhood will streamline the process for projects he hopes to bring to the area. He noted that there are approximately 400 parking spaces available.

Mr. Spencer questioned the current status of the Big Mill buildings. Mr. Shuman noted that he does not own these particular buildings but there are development firms interested in making them market rate apartments.

Mr. Miller noted that the City fire and building inspectors are glad to see positive activity in the buildings.

Ms. Kelleher noted that a public hearing will need to be held before action can be taken.

The meeting was adjourned at 5:15 pm.

Respectfully Submitted

By: _____
Linda A. Kelleher, City Clerk